

# Clarke County

---

## **PLANNING COMMISSION BRIEFING MEETING MINUTES TUESDAY, SEPTEMBER 29, 2015**



A briefing meeting of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Tuesday, September 29, 2015.

### **ATTENDANCE**

George L. Ohrstrom, II, (Chair); Anne Caldwell (Vice-Chair), Robina Bouffault, Randy Buckley, Scott Kreider, Frank Lee, Gwendolyn Malone, Cliff Nelson, and Douglas Kruhm

**Absent:** John Staelin and Jon Turkel

**Staff Present:** Brandon Stidham, Planning Director; Ryan Fincham, Senior Planner/Zoning Administrator

**Others Present:** None

### **CALLED TO ORDER**

Chair Ohrstrom called the meeting to order at 3:00. The members approved the meeting agenda by consensus. Mr. Stidham noted that the regular monthly meeting scheduled for Friday, October 2 has been cancelled due to a lack of new land use applications and other action items.

### **Old Business Items**

None.

### **New Business Items**

Mr. Stidham provided an overview of current and upcoming projects. He noted that Staff is not expecting any special use permit, major subdivision, or site plan applications to be filed in the near future but that as many as three minor subdivision applications may be filed before the end of the year. He noted that he is in the process of scheduling a Subdivision Committee meeting to review one of the potential minor subdivision applications.

Mr. Stidham updated the members on the Berryville Area Plan update process and reminded members that the Berryville Area Development Authority will be discussing the finalization of the Initial Draft Plan at their 4:00PM meeting. He noted that they will also be conducting a public hearing at 5:00PM to consider a Plan Amendment that was requested by the Marlyn Development Corporation and initiated by Town Council to increase the number of multi-family senior housing units in the current Plan. He reported that the Town Planning Commission is holding a public hearing at 7:00PM to consider a Zoning Ordinance text amendment as a companion item to Marlyn's plan amendment request. He said that Commission members are welcome to attend these meetings.

Mr. Stidham provided an update on the Agricultural & Forestal District Review Process, stating that the Advisory Committee's kickoff meeting is scheduled for Thursday, October 8 at 5:00PM. He noted that under the current project timeline, the Advisory Committee may be able to complete their work in November and forward recommendations to the Commission for consideration in December or January.

Regarding the Policy Committee, Mr. Stidham reported that the work on an amendment of the FOC District development regulations was delayed as the County Attorney is continuing to review the Committee's initial draft. The Committee has scheduled their next meeting for Tuesday, November 3 following the briefing meeting and should have the County Attorney's input in time for that meeting. He also stated that the Committee will continue working on a text amendment to strengthen and clarify streambank regulations.

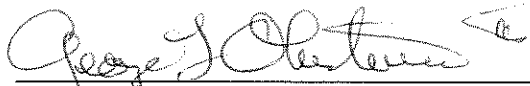
Regarding the Telecommunication Subcommittee, Mr. Stidham stated that they met on September 1 and has scheduled their next meeting for Tuesday, October 27 at 4:00PM. The Subcommittee discussed draft ordinance language provided by Verizon Wireless attorney Frank Stearns and has asked Staff to develop a draft text amendment based on this language.

Mr. Stidham advised the members that Staff will be presenting a text amendment prior to the end of the year to address recent changes to State law governing boards of zoning appeals' review standards and procedures. He said that Staff is working with the County Attorney on the text amendment language and will discuss it with the BZA members prior to presenting to the Commission for consideration and public hearing.

Mr. Stidham said that there has been no further action from the Town Planning Commission regarding the County Commission's request to meet jointly on the Business Park District uses. He said that he has asked Town Staff to discuss this with the Town Commission at their meeting this evening.

Mr. Stidham concluded his report by noting the revised version of the Priority Text Amendments List in the meeting packet. He asked the members for input on any new items to add to the list or suggestions on prioritization.

Following a brief discussion on the items presented, the meeting was adjourned at 3:25PM.



George L. Ohrstrom, II, Chair



Brandon Stidham, Planning Director